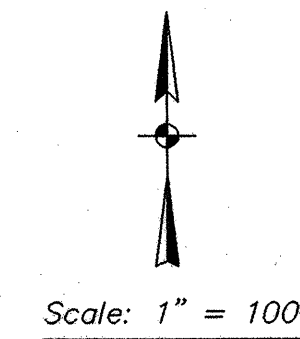
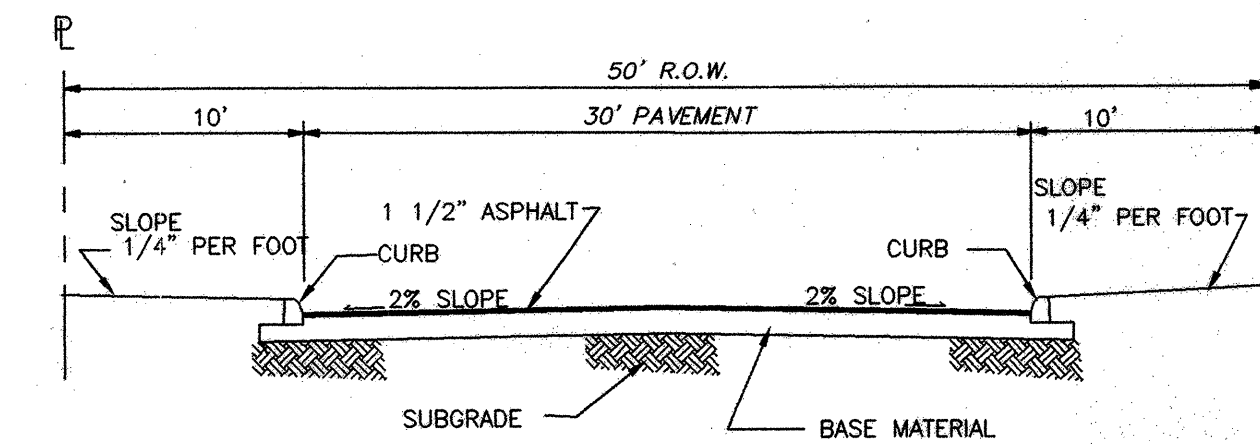


LOCATION MAP



Scale: 1" = 100'



TYPICAL STREET SECTION

Density and Open Space Ratio
Base Zoning District = (P-1, R-1)
Maximum Density Allowed = 8 units per acre
Proposed Density = 4.60 units per acre
Gross Site Area = 50.88 Ac = 2,216,351 SF
Required Open Space = 35% x 2,216,351 = 775,722.85 SF
Occupied Space = 1,108,851 SF
Street R.O.W. = 436,751 SF
Driveways:
Residential Lot = 18 x 20 x 235 = 84,600 SF
Parking = N/A
Mechanical Equipment = N/A
Outdoor Storage Areas = N/A
House Slabs:
Residential Lot = 235 X 2500 = 587,500 SF
Open Space = 1,095,719 SF
Common Open Space (Drainage Easements) = 99,357 SF
Private Open Space = (Lots Area) - (House Slabs + Driveways)
1,680,243 - (585,500 + 84,600) = 996,362 SF
Proposed Open Space Ratio = 1,095,719 / 0.4934 = 49.34%
2,216,351

NOTES:

- This development is 50.88 acres and is comprised of 235 single family residential lots.
- Developer: Connell-Barron, Inc.
P.O. Box 6862
San Antonio, Texas 78209
- All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
- All streets are Public Right-of-Ways.

ENCINO FOREST UNIT 1
VOLUME 9511 PAGE 84

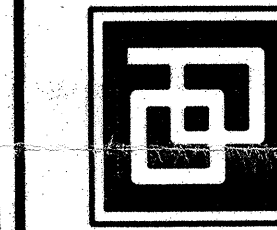
RECEIVED
92 APR 26 AM 8:45
COUNTY OF BEXAR
CLERK OF THE COUNTY



REVISIONS

1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

OVERBY
DESCAMPS
ENGINEERS



Preliminary Pud Plan and
Preliminary Overall Area Development Plan (POADP)
Encino / Caliza, P.U.D. (50.88 Acre Tract)

PROJECT NO. 0262.00
DATE 02/22/99
DRAWN RG CHECKED RT
SHEET 1 OF 1

630

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 03/01/99 Name of POADP: ENCINO CALIZA
Owners: CONNELL BARRON, INC. Consulting Firm: OVERBY DESCAMPS ENGINEERS, INC.
Address: P.O. Box 6862 Address: 1919 OAKWELL FARMS Parkway, STE 130
SAN ANTONIO, TEXAS 78209 SAN ANTONIO, TEXAS 78218
Phone: (210) 828-1662 Phone: (210) 828-3520
Existing zoning: P-1, R-1 Proposed zoning: P-1, R-1
Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 4 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 9
Ferguson map grid pg. 483 GRID E6

Land area being platted:	Lots	Acres
Single Family (SF)	<u>235</u>	<u>50.88</u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u> </u>	<u> </u>

Is there a previous POADP for this Site? Name N/A No.

Is there a corresponding PUD for this site? Name ENCINO CALIZA No.

Plats associated with this POADP or site? Name ENCINO CALIZA Unit-1 No. 990163

Name No.

Name No.

Contact Person and authorized representative:

Print Name: EDUARDO J. DESCAMPS Signature: Eduardo J. Descamps P.E.

Date: 3/1/99 Phone: (210) 828-3520 Fax: (210) 828-3599

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: EDUARDO J. DESCOMPS ^{P.E.} Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering Division and Traffic

COPIES TO: File

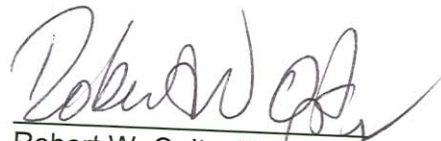
SUBJECT: Encino / Caliza, Planned Unit Development

Level 1 TIA

Date: April 27, 1999

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the proposed Encino / Caliza Planned Unit Development located east of Encino Rio between Caliza Drive and Evans Road. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Proposed to consist of 235 single family residential lots, it is estimated to generate 240 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through three access points, one on the Evans Road and two on the Encino Caliza.



Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer

2001 APR 28 PM 5:12
11-01-1999



CITY OF SAN ANTONIO

May 7, 1999

Eduardo J. Descamps P. E.
Overby Descamps Engineers, Inc.
1919 Oakwell Farms Parkway, Suite 130
San Antonio, TX 78218

Re: Encino-Caliza

POADP # 630

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Encino-Caliza Subdivision Preliminary Overall Area Development Plan # 630. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1433434

AMT ENCLOSED

50-04-5573
CONNELL-BARRON, INC.
5150 N. LOOP 1604 WEST
S.A. TX. 78249

AMOUNT DUE 370.00
INVOICE DATE 3/18/1999
DUE DATE 3/18/1999

PHONE: 000 - 0000

POADP
ENCINO

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
3/18/1999	1433434	50-04-5573	3/18/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

PAID SATO 3/18/1999

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	03/17/1999		CK# 5050	ENCINO
END	03/17/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓



**OVERBY
DESCAMPS
ENGINEERS**

1919 OAKWELL FARMS PARKWAY, SUITE 130
SAN ANTONIO, TEXAS 78218-1778
TEL: (210)828-3520 FAX: (210)828-3599

RECEIVED

99 MAR -8 PM 4: 08

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TRANSMITTAL

TO: CITY OF S. A. - PLANNING DEPT.
114 W. COMMERCE, 4TH FLOOR - SUB'D. DEPT.
SAN ANTONIO, TX 78283
ATTN: ELIZABETH CAROL VIA COURIER

DATE: 3/8/99
PROJECT NO.: 0262.41
PROJECT: ENCINO CALIZA

- | | | |
|---|--|--|
| <input type="checkbox"/> PRINTS | <input type="checkbox"/> DRAWINGS | <input type="checkbox"/> SPECIFICATIONS |
| <input type="checkbox"/> FIELD NOTES | <input type="checkbox"/> FOR YOUR INFORMATION | <input type="checkbox"/> FOR APPROVAL |
| <input type="checkbox"/> FOR REVIEW & COMMENT | <input type="checkbox"/> SHOP DRAWINGS | <input type="checkbox"/> FOR CORRECTION & RETURN |
| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR APPROVAL (AS NOTED) | <input type="checkbox"/> FOR PRINTING |

QTY DESCRIPTION

1 8 1/2" X 11" POADP FOR ENCINO CALIZA

REMARKS

DISTRIBUTION

BY 
RAYMOND TARIN



**OVERBY
DESCAMPS
ENGINEERS**

1919 OAKWELL FARMS PARKWAY, SUITE 130
SAN ANTONIO, TEXAS 78218-1778
TEL: (210)828-3520 FAX: (210)828-3599

TRANSMITTAL

TO: City of San Antonio-Planning

114 W. Commerce, 4th floor

San Antonio, Texas 78283

ATTN: Elizabeth Carol

VIA Courier

DATE: 3/1/99

PROJECT NO.: 0262.01

PROJECT: Encino Caliza PUD

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> PRINTS | <input type="checkbox"/> DRAWINGS | <input type="checkbox"/> SPECIFICATIONS |
| <input type="checkbox"/> FIELD NOTES | <input type="checkbox"/> FOR YOUR INFORMATION | <input type="checkbox"/> FOR APPROVAL |
| <input type="checkbox"/> FOR REVIEW & COMMENT | <input type="checkbox"/> SHOP DRAWINGS | <input type="checkbox"/> FOR CORRECTION & RETURN |
| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR APPROVAL (AS NOTED) | <input type="checkbox"/> FOR PRINTING |

QTY

DESCRIPTION

1 ea Original POADP Application

6 ea Copies of the PUD/POADP for Encino Caliza

1 ea Check in the amount of \$370.00 for review of the POADP

The PUD plan was submitted previously.

RECEIVED
99 MAR -1 PM 2:25
CITY OF SAN ANTONIO
PLANNING DEPARTMENT

REMARKS

If you have any questions, please call me.

Thank You,

DISTRIBUTION

BY

Raymond Tarin

CIVIL



ENVIRONMENTAL



LAND PLANNING



HYDRAULICS & HYDROLOGY



SURVEYING



**OVERBY
DESCAMPS
ENGINEERS**

1919 OAKWELL FARMS PARKWAY, SUITE 130

SAN ANTONIO, TEXAS 78218-1778

TEL: (210)828-3520 FAX: (210)828-3599

RECEIVED
99 MAR 17 PM 2:00

DEPT. OF PLANNING
LAND DEVELOPMENT
TRANSMITTAL

TO: CITY OF S. A. - PLANNING DEPT.
114 W. COMMERCE, 4TH FLOOR - SUB'D. DEPT.
SAN ANTONIO, TX 78283
ATTN: ELIZABETH CAROL VIA COURIER

DATE: 3/16/99
PROJECT NO.: 0262.41
PROJECT: ENCINO CALIZA

- | | | |
|---|--|--|
| <input type="checkbox"/> PRINTS | <input type="checkbox"/> DRAWINGS | <input type="checkbox"/> SPECIFICATIONS |
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| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR APPROVAL (AS NOTED) | <input type="checkbox"/> FOR PRINTING |

QTY DESCRIPTION

6	REVISED COPIES OF POADP FOR ENCINO CALIZA
2	8 1/2" X 11" REDUCTION OF REVISED POADP FOR ENCINO CALIZA

REMARKS

DISTRIBUTION

BY 
RAYMOND TARIN



OVERBY
DESCAMPS
ENGINEERS

1919 OAKWELL FARMS PARKWAY, SUITE 130
SAN ANTONIO, TEXAS 78218-1778
TEL: (210)828-3520 FAX: (210)828-3599

TRANSMITTAL

TO: City of San Antonio - Planning Dept.

114 W. Commerce Street, 4th Floor

San Antonio, TX 78283

ATTN: Elizabeth Carroll

VIA Courier

DATE: 4/22/1999

PROJECT NO.: 0262.41

PROJECT: Encino/Caliza

- | | | |
|---|--|--|
| <input type="checkbox"/> PRINTS | <input type="checkbox"/> DRAWINGS | <input type="checkbox"/> SPECIFICATIONS |
| <input type="checkbox"/> FIELD NOTES | <input checked="" type="checkbox"/> FOR YOUR INFORMATION | <input type="checkbox"/> FOR APPROVAL |
| <input type="checkbox"/> FOR REVIEW & COMMENT | <input type="checkbox"/> SHOP DRAWINGS | <input type="checkbox"/> FOR CORRECTION & RETURN |
| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR APPROVAL (AS NOTED) | <input type="checkbox"/> FOR PRINTING |

QTY

DESCRIPTION

5 Copies of the revised Preliminary Overall Area Development Plan (POADP)

POADP

REMARKS

Thank You,

DISTRIBUTION

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

99 APR 26 AM 8:45

RECEIVED

BY

Raymond Tarin

CIVIL



ENVIRONMENTAL



LAND PLANNING



HYDRAULICS & HYDROLOGY



SURVEYING

CITY OF SAN ANTONIO

040013410

3/1/99

5050

370.00

COMPASS BANK ENCINO POADP

CONNELL-BARRON, INC. - DEVELOPMENT ACCOUNT

CITY OF SAN ANTONIO

040013410

3/1/99

5050

370.00

COMPASS BANK ENCINO POADP

370.00

RECEIVED
CITY OF SAN ANTONIO
PLANNING
AND DEVELOPMENT
SERVICES DIVISION

99 MAR - 1 PM 2:25

RECEIVED

called
3.12.99 El-
not gated

Encino Calize

@ Evens + Encino

4 phase

235 S Family lot on 50.8 acres

- slope note
- tree
- aquifer
- TIA

- ~~show~~ Show median info
Evens Rd. +
Encino Rd

- Show min. width 4 Encino
- Provide 60' ROW for
entrance street esp.
if there gate
- will this be gated or a
public PUD. (no)
- gate detail? (no)